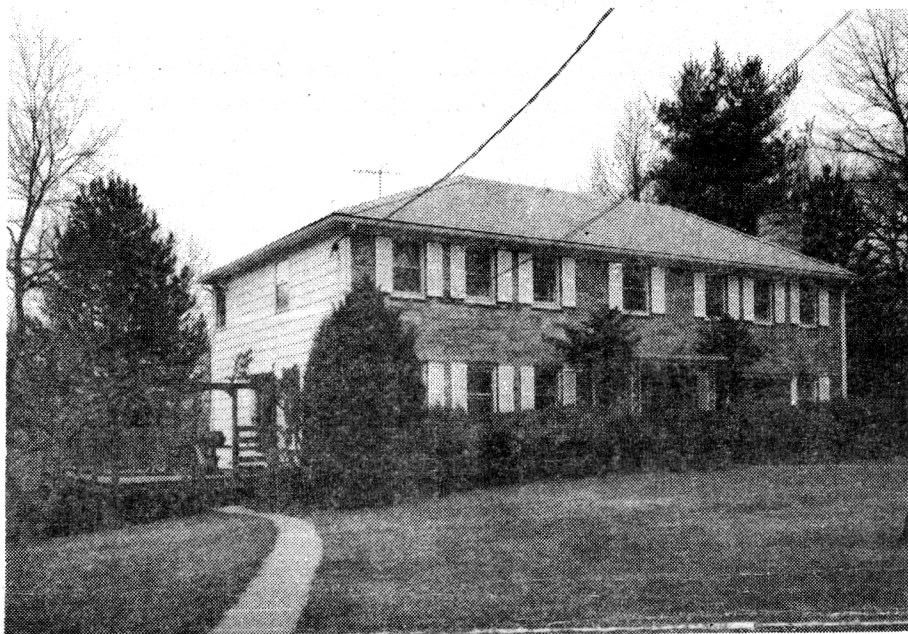


38625

35 Cambridge Dr., S.H.

~~\$379,000~~ 369,000

1F



38625 ✓ 35 Cambridge Dr., S.H. ~~\$379,000~~ 369,000 ✓ 1F  
 Off Hartshorn  
 Lot: 150x304.88x199.62x282.36 (Approx. 1½ acres)  
 Lot 12 Blk 3301  
 Col, fr, stone, slate rf, all ss/scrs, 220 VS, 150 amps.  
 1st-5-ch, 1r w/fp, dr, kit, brk.nk, lav, 1 br, 1 bath,  
 enc.porch, den/fam.rm, deck off kit.  
 2nd-3-3 brs, 2 baths, both w/s.o.t., (M.br. w/dressing  
 Attic-pull-down strs, w/fan & stge. /area.)  
 Bsmt-rec.rm. w/bar, toi, laund, out.ent, patio off lower  
 FA: Gas Dual Central A/C /rec.rm.  
 2-car blt-in garage w/elec. eye, paved drive  
 \*L-54.1 B-76.7 '83 Rate \$4.18 Taxes \$5467.44 Poss:  
 April 1, 1984 o.a.a. Key w/L.R., who must accompany  
 if owner not at home. Termite Policy w/Williams.  
 Magnificent, Penna. stone & slate, custom-built,  
 gracious colonial on beautiful one & a half acre  
 property in prestigious Hartshorn area. All over-  
 sized rooms. Lr (18x24), black marble fp, sculp-  
 tured moldings, red oak floors thruout house.  
 ---SEE ADDITIONAL INFORMATION---OVER---  
 LR:RGS 379-5200 12009003/30015004 (CB 3 - \$45)  
 Owners: Dr. Iraj & Aliyah Nejat, Prem., 379-4547.  
 CALL OWNER FOR APPT. OR L.R. WILL ACCOMPANY.

Conv. 35 Cambridge Dr., S.H. 8-3-2-lav. 4 brs. ~~\$379,000~~ 369,000.

2/29/84 CONTRACT  
 7/27/84 SOLD  
 \$350, 2/28/84 CONV.MTG.

ADDITIONAL INFORMATION:

Banquet size dr (15x24), oversized kit., lrg. pantry, 15x30 deck off kit., Western knotty cedar panelled Florida room, two master size brs on sleeping level. Numerous closets w/auto. lighting, lrg. stge. areas thruout, bathrooms w/additional elec. heaters. Lighting indoors & out for entertaining. Possible room for expansion (two brs & additional bath). Room for pool & tennis court. Walk to elementary school. Incl. in sale: all window treatments, w/w carpeting where installed, refrig., washer & dryer, (1 yr. old w/3 yr. warranty) wet bar stools & bench, all lighting fixtures except dr fixture. Hartshorn GS, Mlbrn. Jr. & HS, St. Rose of Lima Paro. Lakeland to N.Y. bus. S.H. & Mlbrn. RR Sta. \*New total assessments for 1984 - \$305,000. Subject to errors & omissions.

1/11/84 Thanks for all the showings. Good activity but where are the offers? Owners want to see it on paper.

1/23/84 Price red. to \$369,000. You know what this reduction means. Let's have a sale.

2/13/84 Bring in your \$350's buyers. Owner wants a sale.

2/15/84 Come to the Open Hse. today & see the new decorating. Some changes have been made as you will see.

2/23/84 New water heater installed on Wed., 2/22. Cooperative owners. Let's have a sale.